

News of the Real Estate World

\$950,000 DEAL ON WEST END AVENUE

B. Winter Sells the Coll-Claire at Ninety-ninth St.—Rents for \$135,000 a Year.

Winter & Wilkes, Inc., Benjamin Winter president, resold to a client of Morris E. Gossett, attorney, 785-787 West End avenue, southwest corner of Ninety-ninth street, a twelve story apartment house known as the Coll-Claire, and two four story dwellings, having a combined valuation of \$950,000. The properties, which were resold through Henry L. Cooper, of M. Cohn & Co., show a yearly rental of \$135,000 and measure 146x100 feet on the avenue and 100 feet on the street. The taller structure, whose light facilities are protected by the smaller house, contains two elevators, with suites of from five to seven rooms. It was acquired by Mr. Winter last month from the Coll-Claire Realty Company, Ralph A. Gushee president. Mr. Winter has since resold the building about eight years ago.

Mr. Winter recently purchased from the Morewood Realty Holding Company the northwest corner of Broadway and Eighty-ninth street and the southeast corner of West End avenue and Ninety-ninth street, both improved with twelve story apartment houses. He subsequently resold the latter to J. C. & M. G. Mayer.

Other Apartment House Deals.

Jules Nehring, Inc., with Walter E. Brown, sold for Nathan Bruner the five story apartment, arranged for twenty families, 50x100, at 710 West 17th street, between Broadway and Fort Washington avenue. It was held at \$85,000 and rents for about \$15,000. The sale was for cash over a mortgage of \$48,000.

The five story single apartment house at 629 West 13th street, adjoining corner of Hamilton street, was sold by Goodwin & Goodwin, Inc., for Harry Bowman to Clara M. Hogan. J. S. Maxwell represented the seller.

Deals Revealed in Transfers.

The Frances Hat Shop, Inc., bought a three story dwelling, 50x100, at 174 West Ninety-fourth street.

Thomas P. Clark sold to Mary McGuire a three story dwelling, 50x100, at 48 East 12th street.

P. J. Duplont sold to Edith D. Green and Eleanor D. Thompson the six story house, 18x102.2, at East Seventy-fifth street.

Montgomery Hare and James B. Prink sold to Annie L. Rush three three story dwellings, 53x102.2, at 205 to 209 East Eighty-second street.

OPERATOR BUYS BIG MADISON AVE. PARCEL

L. J. Phillips & Co. have sold for Mrs. Julia E. Cameron to the General Realty Company, Samuel Brenner president, the southwest corner of Madison avenue and Eighty-fifth street, fronting 42.2 feet on Madison avenue by 70 feet on the street, together with the three story building adjoining on Eighty-fifth street, 25x102.2, the entire parcel forming a plot of more than 5,400 square feet. The property is opposite the new sixteen story hotel, containing about 1,000 rooms, which is now being constructed on the site of the car barns, to occupy the block front on Madison avenue from Eighty-fifth to Eighty-sixth streets. The seller has owned the corner parcel since 1874, and the adjoining parcel was acquired by her in 1899.

BRONX TRANSACTIONS.

George Howe sold for the Delafeld estate a plot on Delafeld avenue, Fieldston, Riverdale, to P. V. Stephens, consulting engineer, who will build a brick colored residence. Also on the same thoroughfare a plot to Dr. George H. Hyslop of White Plains, who will erect a residence.

Herman & Archer sold for the Jacob Realty Company the northwest corner of Burnside and Grand avenues, a vacant plot 132x100x100. The seller purchased the property about a week ago through the same broker. It was held at \$85,000.

Frederick Brown resold to a client of Williamson & Bryan 2017 Marmion avenue, a four story apartment house on a plot 36x78.

TO-DAY'S AUCTION SCHEDULE.

The sixth sale of war time houses will be started to-day at 1 o'clock in the High School Auditorium at Lorain, Ohio, near Cleveland, by Joseph P. Day, for the United States Shipping Board. The sale comprises 232 dwellings, built during the war to house employees in the various government plants. Lorain is a town of about 40,000 inhabitants, with several large industries, which are approaching normal activities.

PERSONAL AND IMPERSONAL.

Murray Maran has removed his offices from 135 Broadway to 277 Broadway.

The Schulte Clear Stores Company is the purchaser of the building at the northwest corner of Seventh avenue and Twenty-third street, sold through T. Kosos, Smith & Co., for the estate of Hubbard Stone. The Schulte Company now occupies a portion of the property.

Julia Goldberg is the buyer of 339 West Seventy-seventh street, sold recently. The stated consideration was \$50,000.

The Dry Dock Savings Institution advanced \$138,000 to the Transit Realty Company on the Dorilton, a twelve story apartment house, 16x150x100, irregular, at the northeast corner of Broadway and Seventy-first street. Prior encumbrances on the property amount to \$42,000.

J. Clarence Davies has placed a first mortgage of \$20,000 on 1065 East Tremont avenue, a one story taxpayer, and \$16,000 on 121 East Ninety-fourth street.

Twenty-five acres on Little Neck Bay, Bayville, L. I., belonging to the estate of Sir Frederick Mirrielees, is announced by Joseph P. Day as a late June or early July auction sale, in small parcels. Adjacent to the Bayville Yacht Club and a fine residential section, where several motion picture lights, Norma Talmadge, Pearl White, and others reside; also John Golden, play producer, and Frank Bacon, the star in "Lightnin'".

BIDDERS COMPETE FOR JAMAICA LOTS

Result of Sale Shows Continued Demand for Building Sites in Queens Borough.

No more striking indication of the rapid development in Queens could be offered than the eager fashion in which the public paid \$208,114 for 500 Jamaica Estates lots at Saturday's auction sale on the premises conducted by Joseph P. Day.

Despite the fact that restrictions called for the purchase of two or more lots and precluded the erection of business buildings anywhere but Hillside avenue the auctioneer closed out everything by 7:30 o'clock. The restrictions against stores on Hillside avenue were lifted for the sale and there was some snappy bidding for these frontages. Mr. Day ran most of them up to \$1,250. Inside lots in this section, as well as many on Charlevoix road, Home Lawn avenue and Croydon road, went for \$225 each. Grand Central Parkway frontages brought \$750 each.

Fully 1,500 persons packed the big tent and at least 300 remained throughout the sale. The Hillside avenue curbings near the tent was lined with automobiles. Home seekers and builders seemed to dominate the crowd. Investors and speculators were active when the Hillside avenue frontages were offered and Mr. Day was bombarded with bids. "Queens is certainly an entry to be considered in the borough race," said Mr. Day after the sale. "It was agreeably surprised at the turnout and the number of home seekers, a great majority of them women, who bought lots. Of course I expected that the two lot restrictions would slow up the bidding, but I was wrong. The people wanted the property, knew its value and were there to buy."

Despite the fact that much of it lacked top notch improvement it was sold. It shows that the vacant lot market of early summer is a very strong one. It is my opinion that it will go right on through the summer on its present balanced, sound basis.

\$208,785 FOR WESLEY ESTATE LOTS AT SALE

Port Chester Property Is Auctioned by B. L. Kennelly.

The famous Wesley estate in Port Chester, comprising 505 lots, was sold at auction last Saturday on the premises for a total of \$208,785. Bryan L. Kennelly, Inc., was the auctioneer. William Ryan, former Congressman bought the mansion and twenty-nine lots for \$3,650. Mr. Ryan bought most of the property than any other individual. He took the first five lots at Westchester avenue and North Regent street for \$5,075, and several other large parcels.

Other buyers were Louis Burkhardt of Hartford, who took three parcels totaling ten lots; James Donovan bought four lots on North Regent street, for \$1,000; Simon Goldas bought a house and three lots on North Regent street for \$3,800; M. P. Scott bought the garage and eight lots on Wesley avenue for \$5,500; Fred Ponty of Port Chester bought the entire triangular parcel bounded by Wesley and Ironsall avenues and Barton place. Arthur W. Atwood, also of Port Chester, took the six lots at the corner of Westchester and Perry avenues for \$3,500, while Louis Burkhardt, W. R. Tobin, A. J. Piere and R. Nethcott bought other corner plots on Westchester avenue. The lots along North Regent street brought from \$1,025 to \$750, among these being four lots which were sold to S. Munitz for \$4,100.

PLAN ELEVATOR FLAT FOR BROOKLYN PLOT

Builders Buy Site on Fifth St.; Other Transactions.

The McInerney Klinck Realty Company sold the plot on the south side of Fifth street, 90 feet west of Eighth avenue, 40x100, for Carmel Enterprises, the Habasah Home Builders, Inc., who will erect an elevator apartment house. The four story dwelling at 178 Clinton avenue has been sold for W. Wall Chase to Mrs. Anna Kalsch through the Bulley & Horton Company.

Meister Builders, Inc., have purchased seven one family and store buildings

REAL ESTATE AT AUCTION.

JOSEPH P. DAY, INC., Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cor. 744.

CITY REAL ESTATE.

OFFICE MANAGER

with Real Estate and Legal experience wanted by active real estate corporation. Q 656 Herald, 280 B'way.

F. & G. PFLOMM, REAL ESTATE,

1333 Broadway, at 35th St. Management of Business Properties a Specialty.

CROSS & BROWN COMPANY

Real Estate in all its branches. 18 EAST 41ST ST. 407 BROADWAY. 125 FIFTH AVE. B'WAY & 57 St. Flak 1542.

Commercial Property

J. E. WHITAKER, MANAGEMENT

Tel. Plaza 7053. 57 West 57th St.

FRED FOX & CO.

1261 Broadway. STUYV 0627.

Business HESS PROPERTY

JOSEPH MILNER COMPANY

505 5th Ave. Tel. Vanderbilt 3007.

George B. Corsa, Real Estate

10 East Forty-third Street, New York.

A. V. AMY & CO., REAL ESTATE

15 East 49th St. Flak 2004.

now in the course of construction at the northwest corner of Eighty-sixth street and Seventeenth avenue on a plot 130x50. The property was held at \$95,000.

Samuel Galitzka sold for the Foster Development Corporation to Max Lasky

REAL ESTATE AT AUCTION.

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THE AMERICAN PUBLIC

are quick to recognize the genuine article

WHETHER IT BE (Like Recent Visitors)

a famous soldier, a clever woman

or a real opportunity!

May we ask you to give

a few minutes' consideration to

a real, genuine opportunity

and send for the booklet of

Absolute and peremptory auction sale

By order of the Farmers Loan & Trust Co., Trustee

of **1669 lots**

Situated on 172nd, 174th, 177th, 178th, 180th Streets

and Westchester Avenue and Tremont Avenue

and adjacent avenues and streets, Bronx

At **HOTEL ASTOR, Broadway and 45th St.**

Commencing **WED., JUNE 14, at 1 P. M.**

and continuing until every lot is sold to the highest bidder without reserve or protection

70% can remain on mortgage

80% can remain on installment contract

Title insured free to purchasers by The Title Guaranty & Trust Company

Send for booklet to

JOSEPH P. DAY, Inc.

67 Liberty Street

or

J. CLARENCE DAVIES, Inc.

149th St. and 3rd Ave.

51 East 42nd St.

PUBLIC AUCTION TO-NIGHT

By Order of

S. LIEBMAN'S SONS BREWING CO.

of the following Brooklyn properties

For Which, as Brewers, They Have No Further Use

22 STORES, BUSINESS PROPERTY, FLATS, & C.

INCLUDING 10 CORNERS

87 Nostrand Av.—210 Lewis Av., Cor. Lexington Av.

18 to 22 Broadway and 409 Kent Av.—329 Kent Av., Cor. South 4th St.

Kings Highway, Cor. Gravesend Av.—656 Bushwick Av., Cor. Myrtle Av.

Cor. Grand St., Porter & Metropolitan Avs.—20 to 34 Central Av.

1937 Linden St., Cor. Fairview Av.—339-341 Kingsland Av.

412 Meeker Av.—Jamaica Av., Cor. Autumn (Railroad) Av.

ONLY 20% IN CASH REQUIRED

JOSEPH M. MAY

189 Montague Street.

JERE JOHNSON JR. CO.

103 Montague Street. Phone Main 1238.

a two story detached house with double garage, 40x100 on the East side of E. Twenty-first street, Flatbush, 260 feet north of Avenue L.

Charles Partridge Real Estate Company, Inc., sold the two story dwelling at 862 St. Johns place, near Nostrand avenue, for Henry Pona.

Frank A. Searer & Co. sold ten lots on the south side of Sixty-eighth street, 80 feet west of Eighth avenue, for Henry Nieland.

John E. Sullivan and Edmund O'Connor sold the two three story buildings on the southeast corner of Fifth avenue and Seventy-eighth street, Bay Ridge, for the Rosenthal Realty Company to

L. A. and Ella Larsen for \$50,000. The total rental amounts to \$7,500 a year.

Martin Company leased for Thomas F. Gillen to Frank Russo the buildings 113 and 115 Third street.

FORT LEE STUDIO LEASED.

The Motion Picture Properties Company have leased through their agent, Cross & Brown Company, to the Service Film Laboratory, their property at Fort Lee, N. J., comprising factory building, studio and other buildings on plot of about two acres. The property was formerly leased to the Fox Film Corporation, and was held at \$25,000 a year.

TO LET FOR BUSINESS.

Above 14th St. to 20th St. (Inclusive).

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